



CITY OF TUCSON PLANNING & DEVELOPMENT SERVICES

Sign Code Advisory & Appeals Board
255 W. Alameda Street
Mayor and Council Chambers
Tucson, AZ 85701

NOTICE OF DECISION

Case No. S-09-09
10335 E. Drexel Road
Valero Fuel Station/Store #1665

Public Hearing:

December 16, 2009

Board Members Present:

Mark Jones, Leigh Robinson, Jim Ayres, Roger Sliker, Jim Hannley, Mike Finkelstein, Steve Shell

Staff Present:

Heather Thrall, Tom McMahon, Sue Montes, Glenn Moyer, Sue James

Owner:

Title Security Agency of Arizona Trust #1080 & Diamond Shamrock Arizona, Inc.

Applicant:

Rainbow Signs, Geno Rosburg

Speakers:

Geno Rosburg, Robert O'Hara, Patrick Peppelaar

Chapter 3, Article VI, Signs by District; Scenic Corridor Zone District, Freestanding Sign Allowances, Section 3-82.E.3.b.2: Commercial or industrial uses: 20 square feet for 5 or fewer leasable spaces, or 40 square feet for 6 or more leasable spaces.

As proposed, the applicant's request requires the following variances to the Tucson Sign Code:

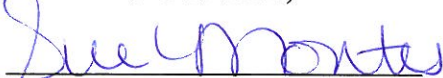
- 1) Section 3-82.B.1, to exceed the maximum allowed sign area of 100 square feet per premise, by 37.50 square feet, for an overall sign area of 135.70 square feet on the site.
- 2) Section 3-82.E.3.b.2, to exceed the maximum size of 20 square feet per freestanding sign per street front, by 17.50 square feet, on both freestanding signs proposed.

Mr. Jones made a motion to approve the requested variances with the staff's recommendation that through submittal/review/approval of a landscape plan from the Landscape Division of the Planning and Developments Services Department, the applicant enhances the 30' scenic buffer area along Houghton by re-establishing native vegetation through hydro-seeding and adding a few more native mesquite trees. Mr. Jones noted the fact that this is a unique property, the 55 mph speed limit, the existing vegetation, and the fact that Houghton Road is scheduled to be increased to 6 lanes of traffic, motion seconded by Mr. Shell. Motion fails 5-2.

DECISION – VARIANCE DENIED: The Board denied this case as presented due to the fact that the variance would result in a special privilege to the property.

IMPORTANT NOTICES: (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK'S OFFICE.)



Sue Montes
Secretary
Development Services Department